



Sheridan Community Plan Update

***Meeting Eight
August 14, 2013***

SHERIDAN
COMMUNITY PLAN



- **Introductions**
- **Recap of Last Meeting**
- **Residential Land Uses - Design**
- **Discussion Session**
- **Next Steps**

The Sheridan Vision

There is a desire to maintain Sheridan's rural character while strengthening its economy. The Community Plan will help implement that vision.

"Maintain the rural, **small-town character** of Sheridan by managing growth, **revitalizing the existing townsite**, striving for **high-quality aesthetics**, and providing for community development needs to enhance the quality of life for current and future residents."



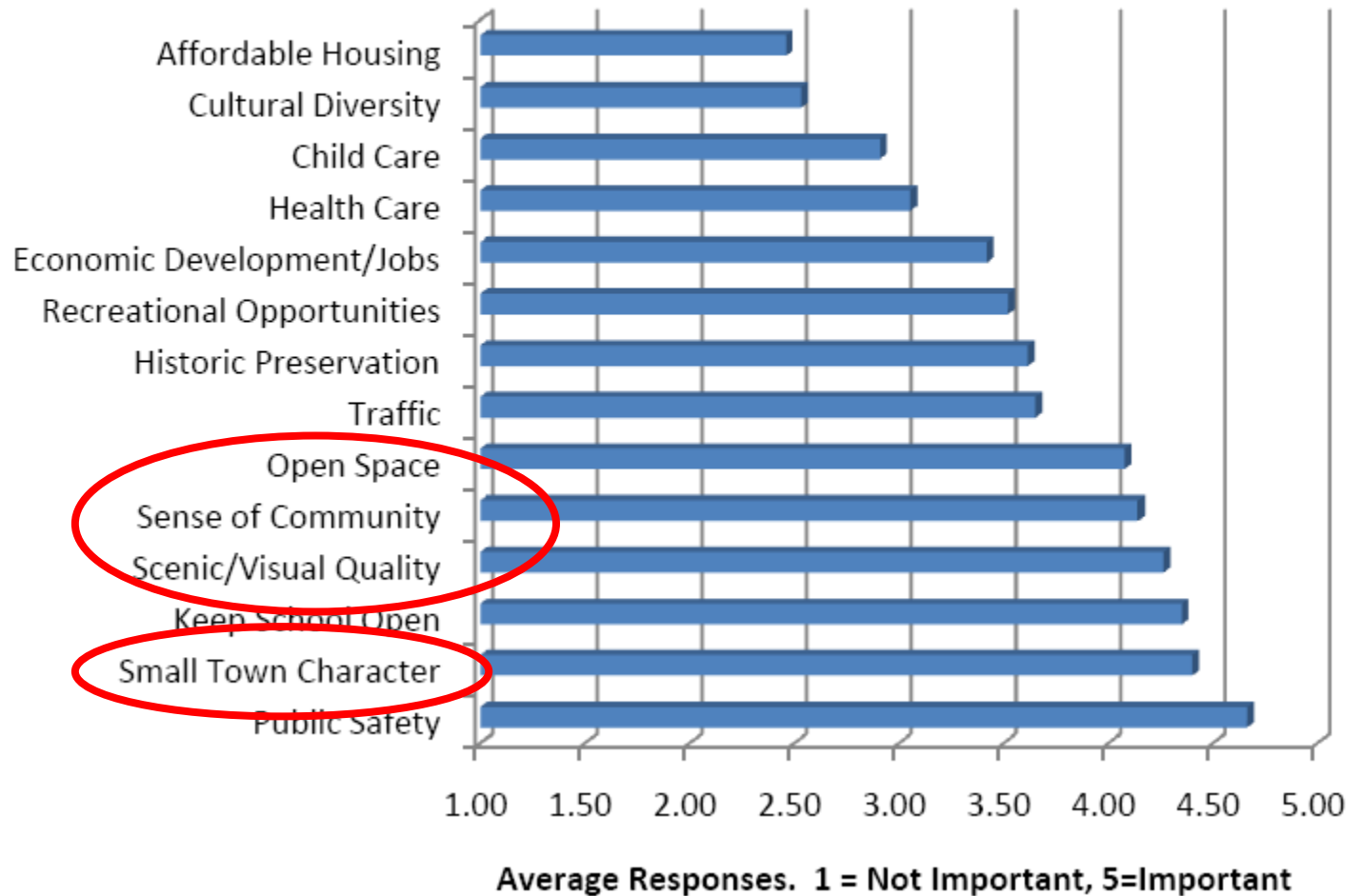
Recap of Last Meeting

Mixed-Use, Commercial Design



Community Survey

How Important are the Following Issues to You?



Residential Development

Planning for growth is essential for a community that wants the benefits associated with growth while preserving the rural character.

When development design and open space preservation are decided one subdivision at a time, a community can lose its ability to choose the type and location of development they want.

The goal is that all subdivision design and layout be suited to the particular site whether in the townsite, its periphery, or in a rural area.



Townsite Development



The suggested primary goal of townsite residential guidelines will be to maintain the special character of the neighborhood.

Original plat of 1911 created 25' x 190' parcels on 400' x 400' blocks and an 80' wide right-of-way.

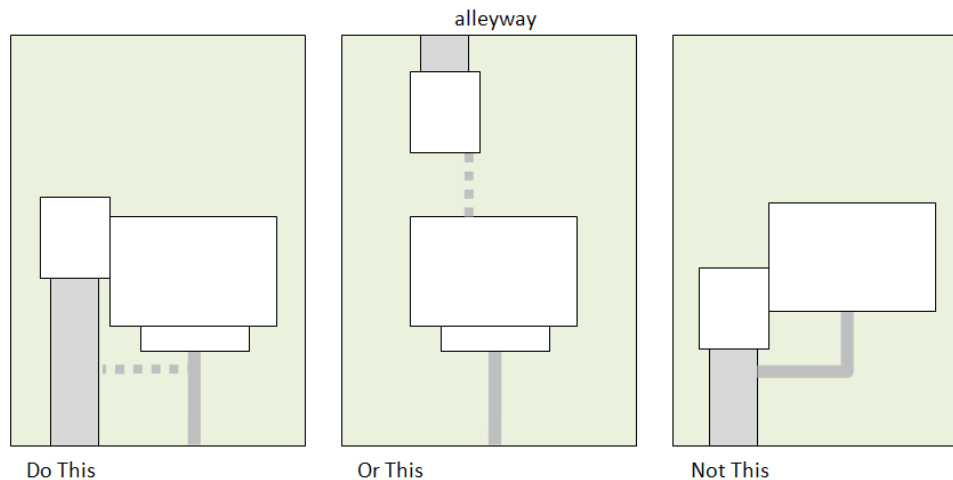


Townsite Development

Community Plan Sets Standards

- Infill housing should enhance Sheridan's existing character.
- Streets and roads could be laid out to connect with and align to existing streets and, where possible, expand the 400' x 400' block pattern with alleys.
- New homes should have similar lot widths (50 to 65'), setbacks, and massing as surrounding properties.

Minimize Prominence of Garages

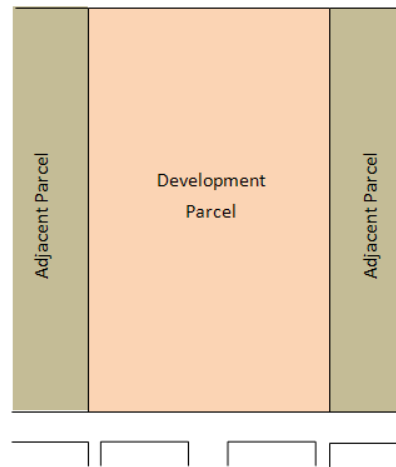


Townsite Development

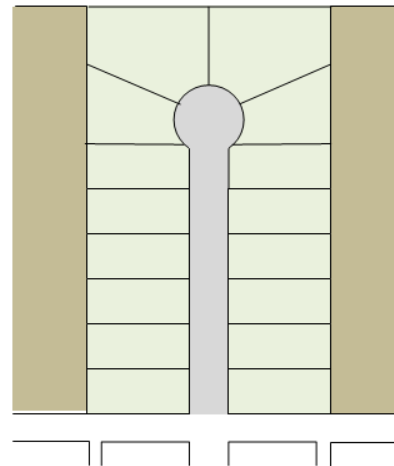
Community Plan Sets Standards

Cul-de-sacs could be discouraged.

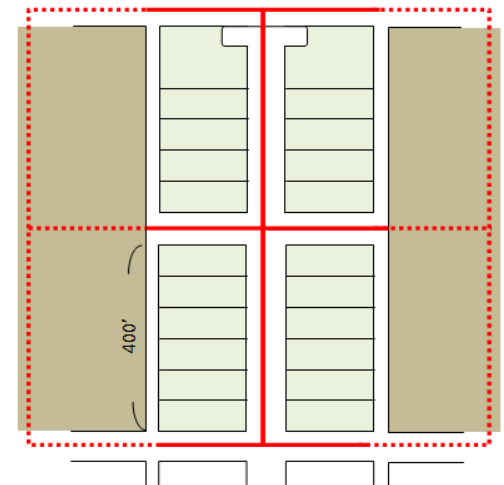
Townsite Subdivisions



Pre-Subdivision



Not This



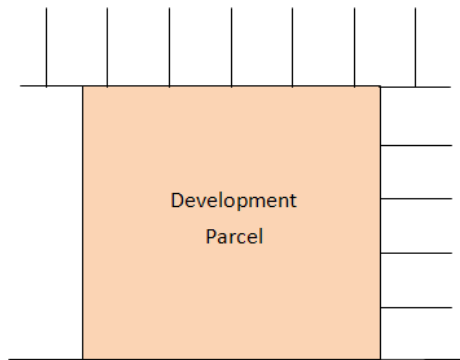
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- Block Perimeter
- - - Anticipated Block Perimeter

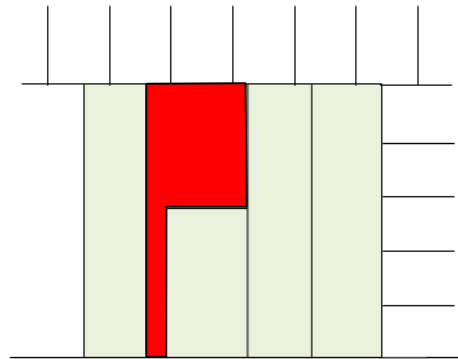
Flag Lots

Creation of flag lots could be discouraged.

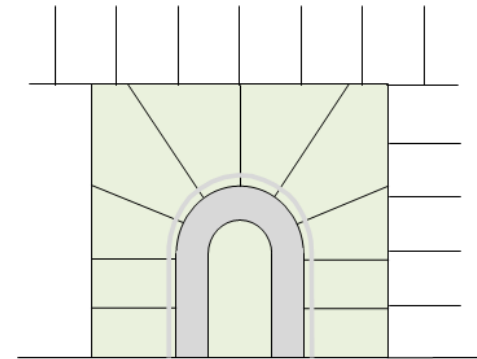
Landlocked Townsite Infill



Pre-Subdivision

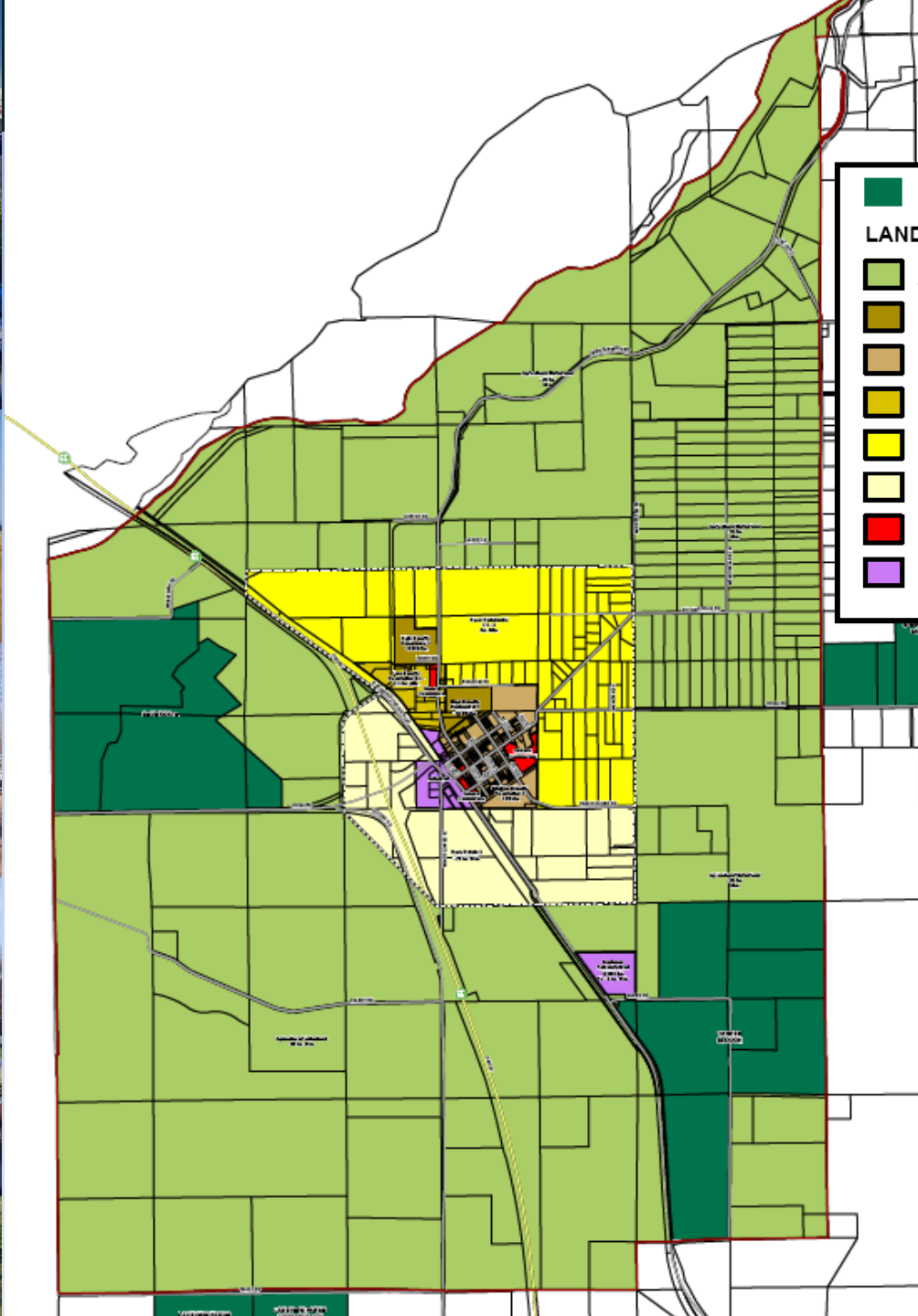


Not This



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Land Use



EXISTING EASEMENT

LAND USE

AGRICULTURE/TIMBERLAND

HIGH DENSITY RESIDENTIAL 4 - 10 DU/AC.

MEDIUM DENSITY RESIDENTIAL 2 - 4 DU/AC.

LOW DENSITY RESIDENTIAL 0.4 - 2.3 AC. MIN.

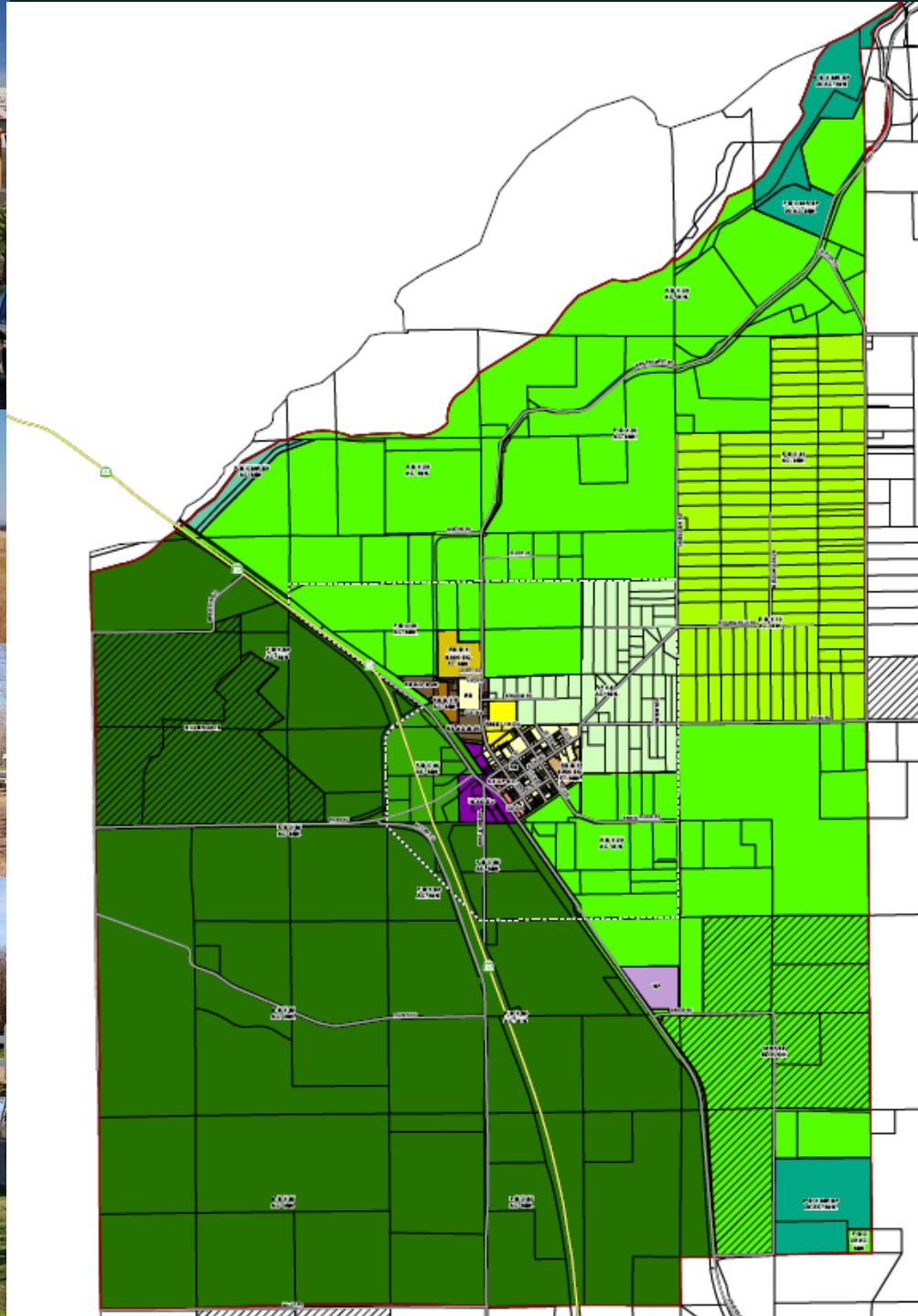
RURAL RESIDENTIAL 2.3 - 5 AC. MIN.

RURAL ESTATE 5 - 20 AC. MIN.





















GENERAL COMMERCIAL

INDUSTRIAL

Zoning

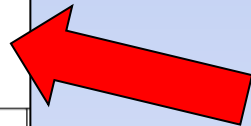
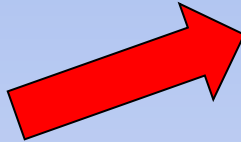
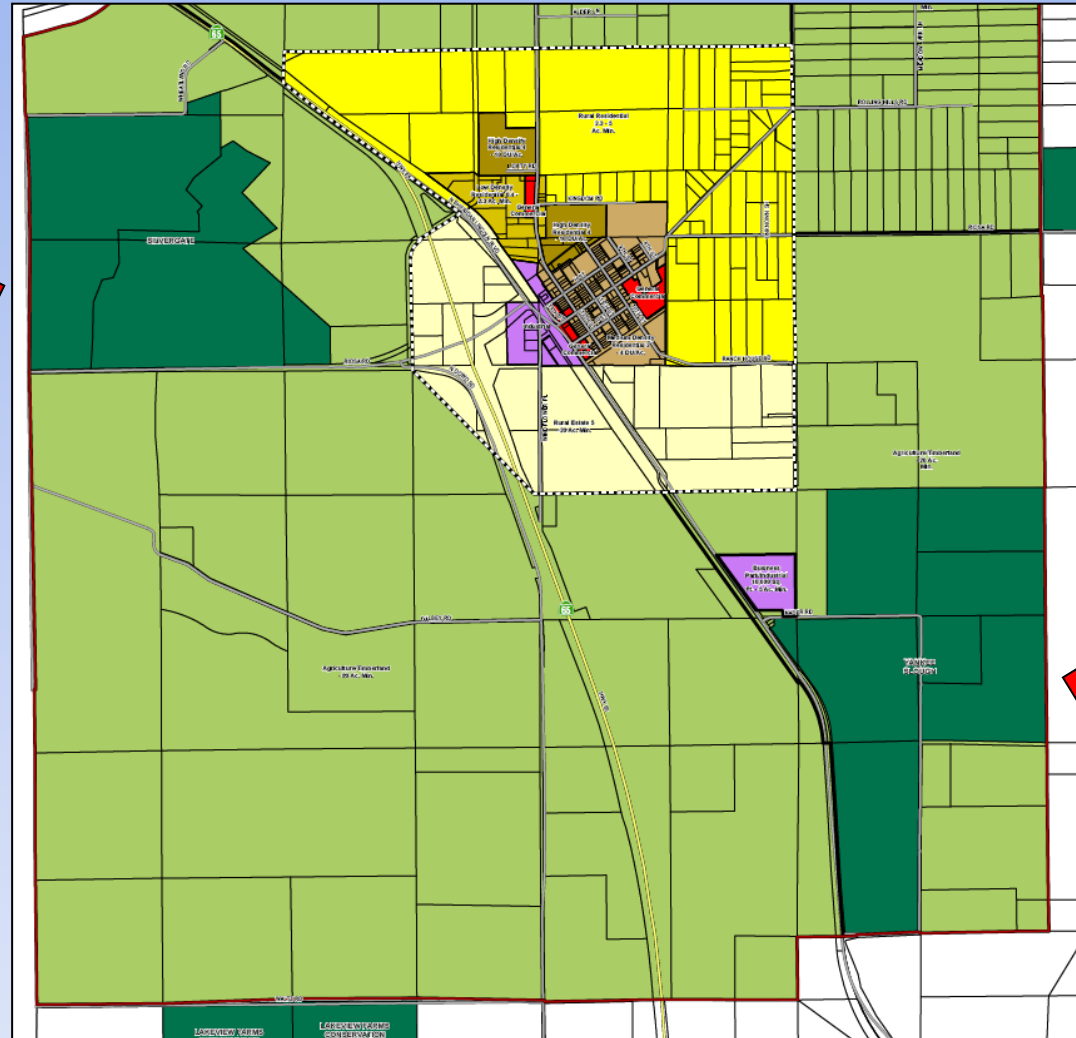


LEGEND

-  SHERIDAN MAC
-  SHERIDAN COMMUNITY PLAN
-  EXISTING EASEMENT
- ZONING**
-  C1-UP-DC
-  C2-DC
-  F 4.6 AC. MIN.
-  F-B-X 10 AC. MIN.
-  F-B-X 20 AC. MIN.
-  F-B-X 40 AC. MIN.
-  F-B-X 80 AC. MIN.
-  F-B-X-MR-SP 20 AC. MIN.
-  F-B-X-MR 80 AC. MIN.
-  IN-AG-DC
-  INP
-  RM-DL10-DC
-  RS
-  RS-B-X 6,000 SQ. FT. MIN.
-  RS-B-X 6,500 SQ. FT. MIN.
-  RS-B-X 5 AC. MIN.
-  RS-AG-B-20

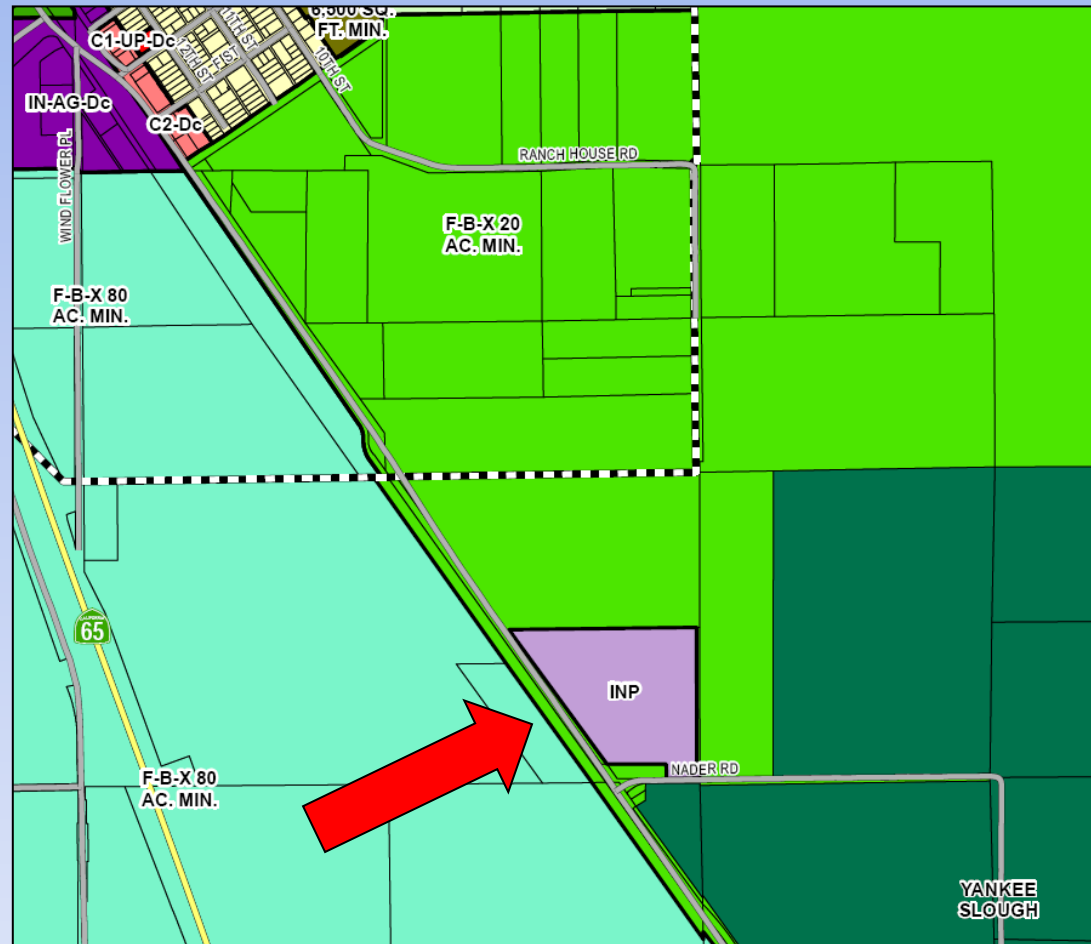
Rezoning to Open Space

Current Land Use Designation: Agriculture
Suggested Designation: Open Space



Nader/Sheridan Lincoln Boulevard

Current Zoning: Industrial Park
Suggested: Farm, 20 acre min.



Non-Townsite Development

Clustering Option

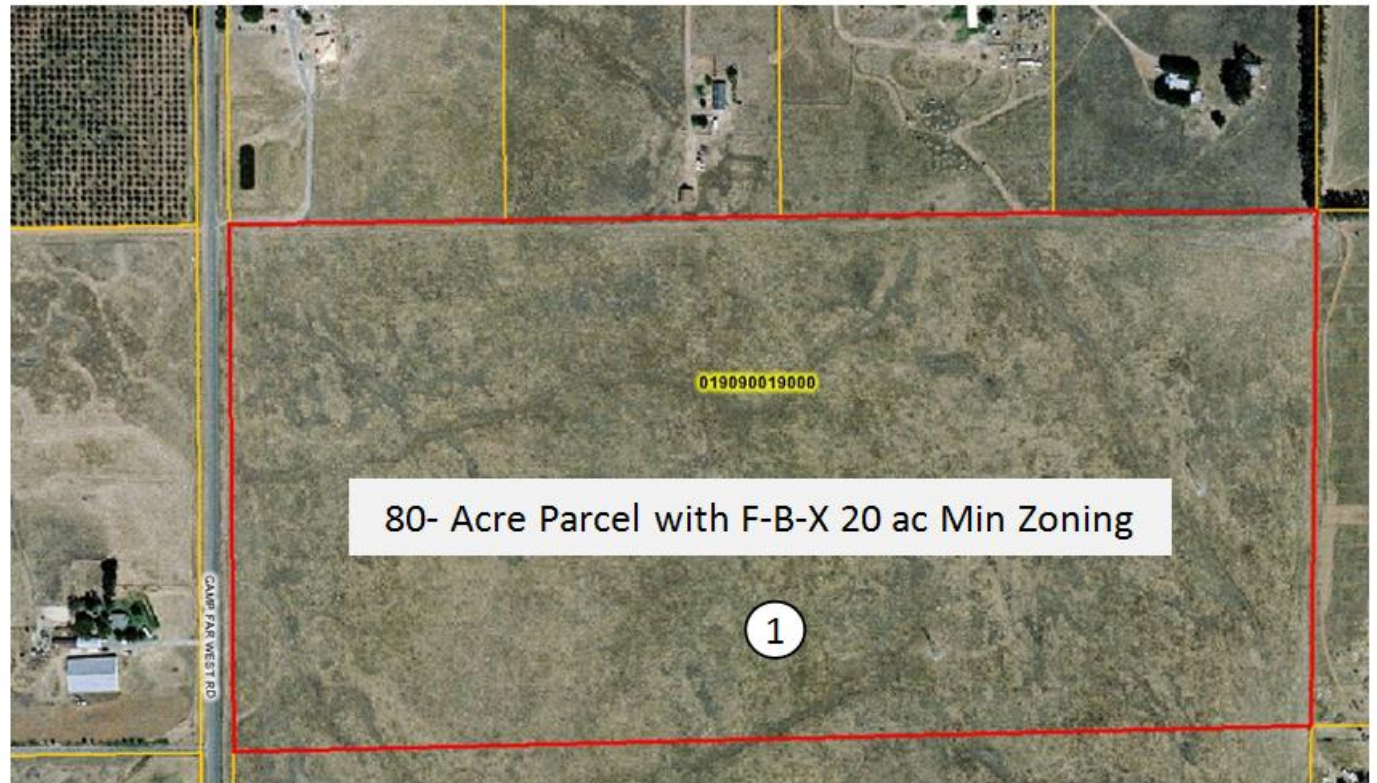
Placer County's Planned Residential Development (PD) guidelines allow for the transfer of density from sensitive residential resources such as wetlands and other habitat areas in exchange for protecting these resources.

PD designation allows flexibility in design. PDs setting aside a significant portion of habitat or agricultural land may be granted up to thirty percent more units over the number of units permitted by base zoning. In exchange, a specified percentage of the site must be maintained and preserved for a resource use.

Clustering can permit ranchers, farmers and other landowners to realize development value from their property while protecting large, contiguous pieces of land.

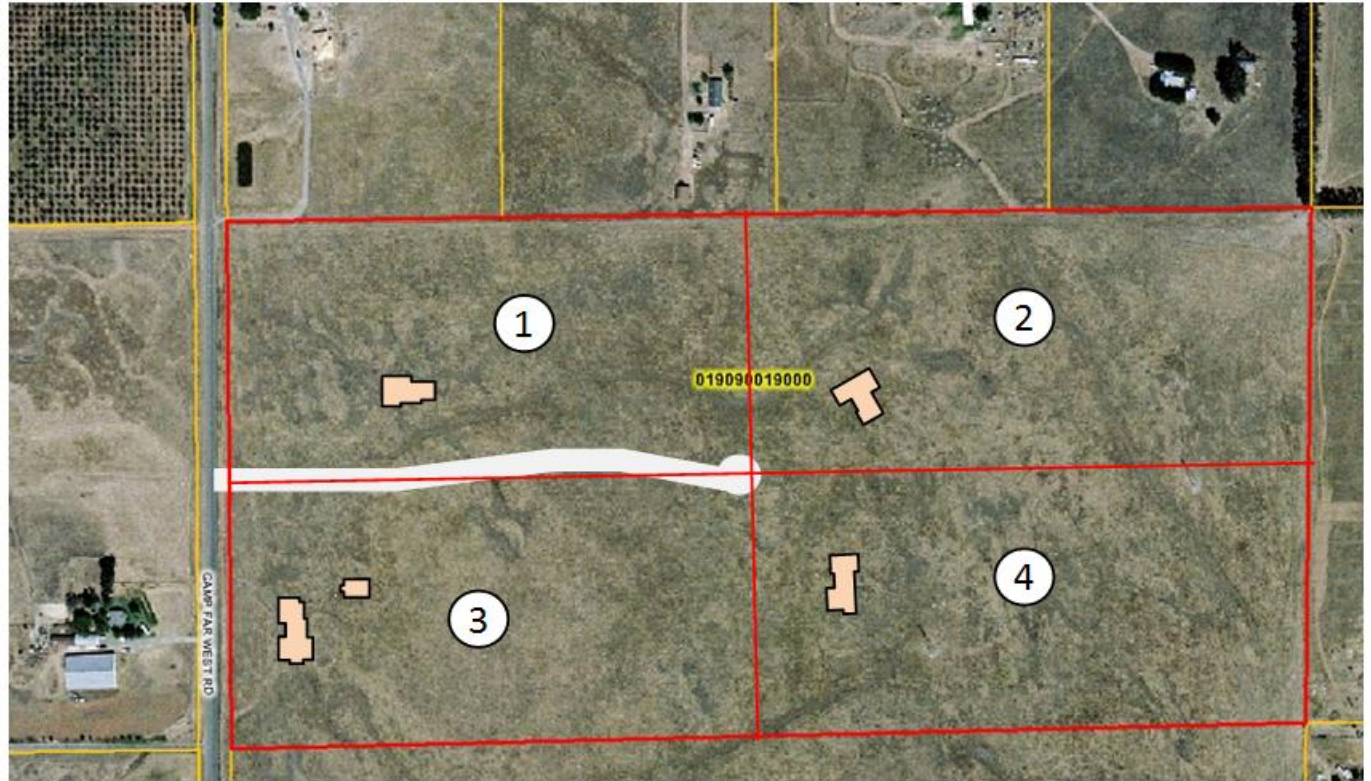


Clustered Subdivisions



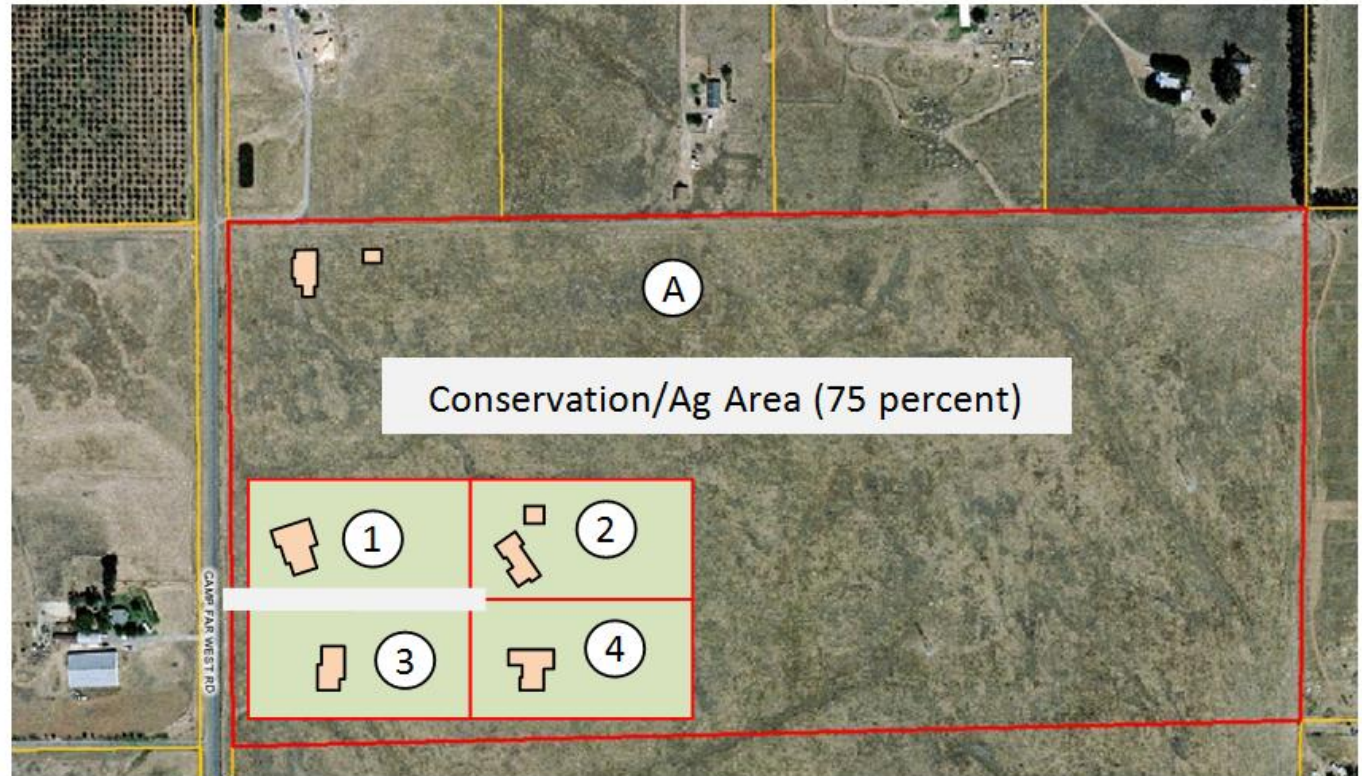
80- Acre Parcel North of Sheridan

Clustered Subdivisions



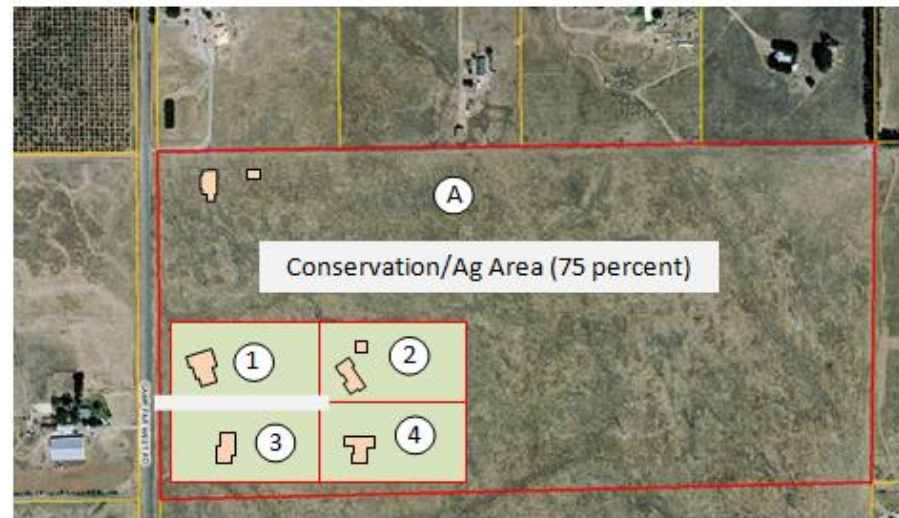
Without PD option, Applicant would be eligible for four (4) 20-acre lots on this 80-acre parcel.

Clustered Subdivisions



The PRD option allows the applicant five lots, four would be clustered and the fifth would be placed in an open space lot (A), conserving much of the site as open space or agricultural land.

Clustered Subdivisions



Clustered Subdivision Benefits

- Encourage continued use of land for ranching and agricultural activities
- Conserve sensitive habitat areas
- Allow a diversity of lot sizes to accommodate a variety of residential preferences
- Provide flexibility to land owners when dividing property
- Minimize extension of roads and utilities for development
- Promote compatibility of new cluster development with existing and allowed adjacent land uses



Clustered Subdivision Requirements

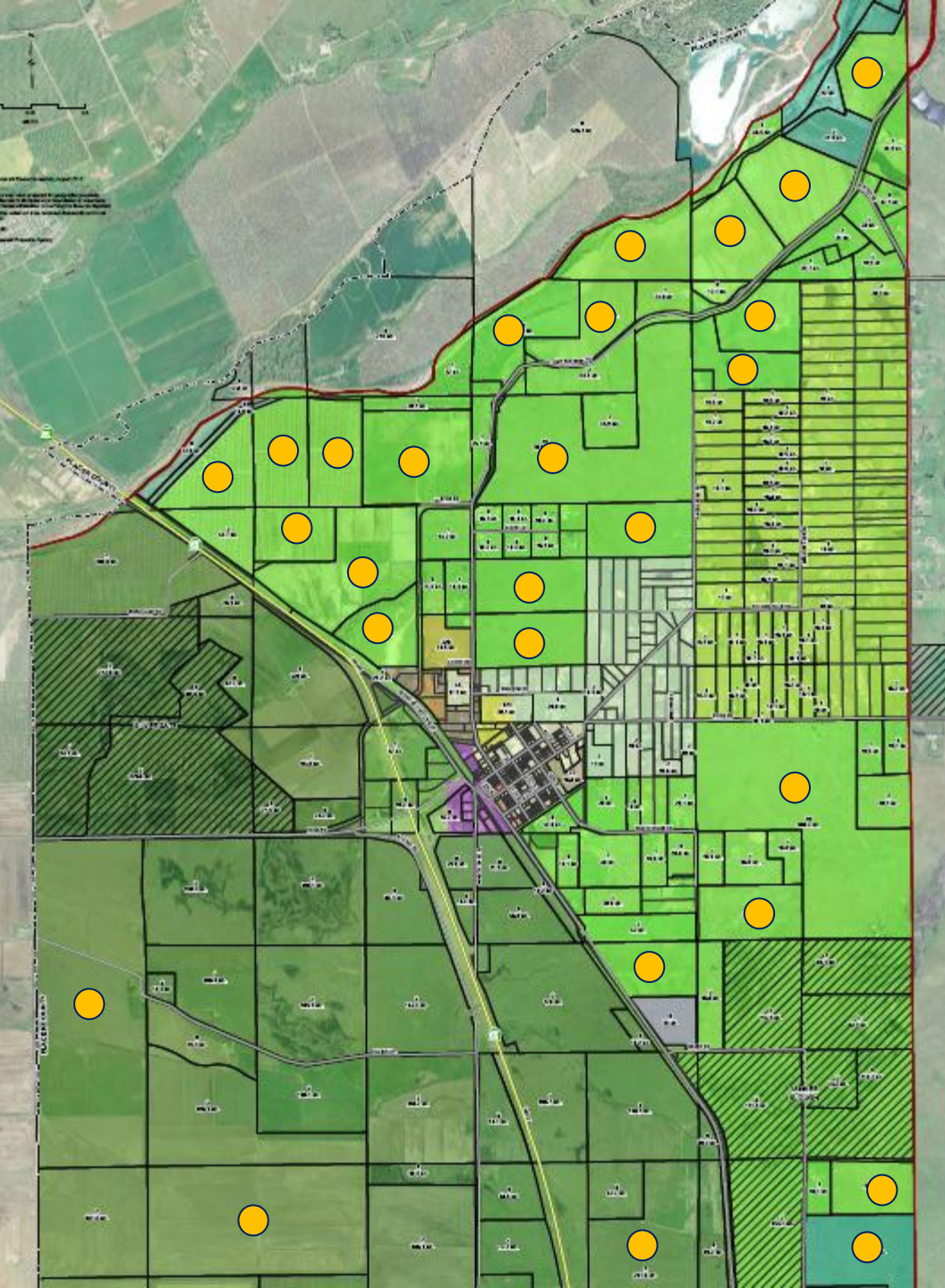
- Minimum of 20 percent of the site must be dedicated as open space
- 30 percent increase in density if 50 percent of parcel remains open space
- Maximum 50 percent increase in density if a number of public benefits are included such as open space, public recreation land/facilities, etc.
- Minimum lot area is 4.6 acres in Farm (F) District
- Buffer required between project lots and neighboring properties with larger lot sizes



Potential Sites

Non-townsite parcels
with development
potential of 3 or
more units under
current zoning

**131 units on 27
parcels**



Gated Subdivisions

**Gated Subdivisions Could be Forbidden
or Standards Could be Established**



Key Questions

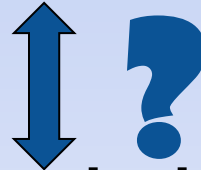
- **Land Use/Zoning Changes**
- **Extension of Townsite Grid**
- **Flag Lots**
- **Gates**
- **Clustered Subdivisions**



What's Next?

Next Steps:

- **Draft Document**
- **Subcommittee Review**
- **Prepare Public Review Draft**
- **MAC/Public Presentation
(overview and comments)**
- **Planning Commission Workshop**
- **Draft Document**
- **MAC Recommendation for Adoption**
- **Planning Commission Review**
- **Board of Supervisors' Consideration**



CHAPTERS

1. **Introduction**
2. Population and Housing
3. Land Use
4. Community Design
5. **Natural Resources**
6. **Cultural Resources**
7. **Health and Safety**
8. **Circulation**
9. **Recreation**
10. **Public Services**



Stay Connected



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